



MINUTES

REGULAR CALLED MEETING OF THE COMMUNITY DEVELOPMENT (Type B) CORPORATION Tuesday, July 14, 2020 at 6:30 p.m.

BY FREE-OF-CHARGE VIDEO CONFERENCE ONLY

BOARD OF DIRECTORS

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|---|---|
| <input type="checkbox"/> Tom Moody, Place 1 | <input checked="" type="checkbox"/> Ryan Wood, Place 6, President |
| <input checked="" type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Barbara Shaffer, Place 2 |
| <input checked="" type="checkbox"/> Mark Ayotte, Place 5 | <input checked="" type="checkbox"/> Kevin Harris, Place 4 |
| | <input checked="" type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.

President Wood called the meeting to order at 6:30 p.m. noting that a quorum was present

- A.2 Public Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)

None

- A.3 Welcome New Board Member Barbara Shaffer.

- A.4 Board Members' Opening Comments.

VP Goodin welcomed Barbara to the Board and wanted to thank staff for all the work in putting together the budget

STAFF REPORTS
(DISCUSSION ONLY)

B.1 2nd Quarter Financial Report For FY 2020. (Kent Meredith, Director of Finance)

Kent Meredith, Director of Finance, presented to the Board the 2nd Quarter Financial Report for FY2020. He went over the budget and expenses, sales tax collections, sales tax collections history, and ending available fund balance summary.

B.2 Update On The FY 2020 Bell Boulevard Park Planning Project. (Katherine Caffrey, Assistant City Manager)

Katherine Caffrey, Assistant City Manager, presented an update on the Bell Blvd project. She discussed the design portion of the park. They have begun a preliminary scope of work on that project and will have more details to 4B at a later date.

B.3 Quarterly Update And Status Report On FY 2020 4B Projects. (Kimberly Reese, Project Manager)

Kimberly Reese, Project Manager, presented to the Board a list of all the FY20 4B projects. She highlighted a few projects in the presentation with updated information including:

- *Completed - Brushy Creek Trail Connection*
- *Under Contruction - Brushy Creek Sports Park Improvements, Whitestone Turn Lane Project, Reagan/Caballo Ranch Right Turn lanes, pole mounted street signs and the Park Recycling*
- *In Design Phase – Lakeline Park and the Sidewalk Gap (Phase 5)*

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Item C.1. The Consent Agenda May Be Approved By A Single Motion.)

C.1 Approval Of The Minutes Of The May 12, 2020 Regular Called Meeting.

Director Harris motioned to approve the Consent Agenda as presented. Director Ayotte seconded the motion and it passed with a 6-0 vote.

PUBLIC HEARINGS

D.1 No Items Scheduled.

None

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

- E.1 Consider Applications For Newly Proposed Project/Programs Submitted For Fiscal Year 2020-2021 Community Development Corporation Funding Consideration, Including:

Fran Irwin, Communications Director, presented the projects and let the 4B Board know that City Council has been incredibly cautious due to all the financial insecurity that Covid has created and that staff has been strategic in project selection. Fran reviewed each of the project selections and answered questions.

a. Economic Development - \$1,400,000.

- 1) Consider A Project Proposal For Funding Project August An Economic Development Project In An Amount Not To Exceed \$1,400,000.
This project is split with \$1.4M in the economic development category and \$600,000 in the Community Development category. This is a high-level project that is confidential and this will be a budget placeholder to allow the Economic Development team to continue discussions. 4B will be able to fully vet the project once it moves through certain stages.

b. Transformational Projects - \$3,190,000.

- 1) Consider A Project Proposal For Funding The Development Of A City Park Within The Bell Boulevard District In An Amount Not To Exceed \$3,000,000.
This project was discussed earlier in item B.2 and has been discussed in previous 4B meetings. This is a 15-acre public park and would include the park development, creek restoration, trails and other uses that will be determined in the design plan.
- 2) Consider A Project Proposal For Funding A Lime Creek Quarry End Of Mining Plan In An Amount Not To Exceed \$190,000.
This is a high priority project. In 2019, the City conducted a feasibility study and the results from that study was a multi-step plan. Step 1 is to adequately prepare the quarry site for further development once the mining is complete.

c. Community Enhancements - \$1,235,000.

- 1) Consider A Project Proposal For Funding Project August An Economic Development Project In An Amount Not To Exceed \$600,000.
This is the second piece of the Project August portion (from Economic Development)
- 2) Consider A Project Proposal For A Tennis Court Security Upgrade Project In An Amount Not To Exceed \$15,000. ***Mike Devito, Assistant Parks Director, clarified that this is for all tennis courts in the City.***

- 3) Consider A Project Proposal For A Citywide Fiber Connectivity Project In An Amount Not To Exceed \$250,000 in FY 2021 and \$250,000 In FY 2022.

Jim Honn, Director of IT presented to the Board more information on this project such as the master plan, the priorities and benefits of the project and community application. President Wood asks for more information on the scope of the project for the next 4B meeting.

- 4) Consider A Project Proposal For A Corridor Enhancement Sign Removal And Replacement Program In An Amount Not To Exceed \$50,000.

This project was initiated several years ago as part of beautification and Community Enrichment. It gives businesses an opportunity of cost sharing to replace older signs. City staff received some interest in participating, so they would like to allocate this amount for the projects.

- 5) Consider A Project Proposal For A Non-Site-Specific Traffic Signal Construction In An Amount Not To Exceed \$320,000.

President Wood would like it to be more site-specific. Stephen Hanuscin, Assistant Dir. of Public Works, named some specific locations, but mentioned that advance funding would help for future traffic signal needs. President Wood would like to have more discussion on this item at the next 4B Meeting.

E.2 Preliminary Financial Forecast For FY 2021 Community Development (Type B) Corporation Budget. (Kent Meredith, Director of Finance)

Kent Meredith, Director of Finance, presented FY21 Type B proposed budget and the Covid-19 impact to the budget and explained the sales tax methodology that Finance is using for FY21 projections. He broke down the FY21 4B draft budget and went over expenditures such as the 4B projects by strategic goals, staff support and board expenses. Debt service will drop off in 2021 (so there is no debt service for next fiscal). He also went over the ending available fund balance summary (historical vs. forecast). Board member Goodin reminded the board about the 4B strategic goals. President Wood asked the board members to take a look at the projects and budget and have their input ready at the next meeting.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

No Executive Session

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

G.1 Board Member Closing Comments

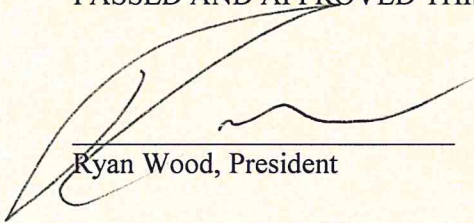
President Wood thanked staff and Finance for putting together all this information. Board Member Schaffer wanted to say that it is great to be back on the board. Board Member Harris mentioned that this was a great discussion.

Next Regular Scheduled Board Meeting **Tuesday, August 11, 2020 At 6:30 P.M.** Location To Be Determined.

H.1 Adjournment.

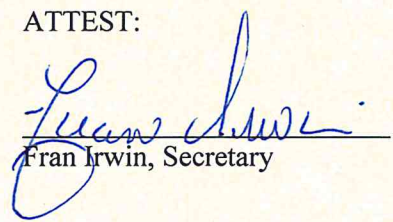
This meeting adjourned at 8:45 P.M.

PASSED AND APPROVED THIS THE 11th DAY OF AUGUST 2020.



Ryan Wood, President

ATTEST:



Fran Irwin, Secretary